

East Northamptonshire Council  
Planning Department  
Cedar Drive  
Thrapston  
NN14 4LZ

Our ref: SC/20/085  
Your ref:19/01107/OUT

**Attn: Head of Planning**

10<sup>th</sup> June 2021

Dear Sirs

Re: **Erection of 2No Dwellings with associated parking and amenity space  
On Land Adjacent 63 Hayway, Rushden, Northants, NN10 6AG**

Further to the Granting of the Outline Planning Permission on the above reference the following information below and enclosed information is provided to help release the conditions on the approval along with [REDACTED]. The application has been submitted on the Planning Portal on Ref: PP-09929621.

1. Condition understood. The approval of the details of the access, layout, scale, appearance & landscaping are presently being considered under a Reserved Matters Application on Ref: NE/21/00807/REM. No development will commence prior to approval of those details.  
**INSTRUCTIONAL**
2. Condition understood. As noted above, the Reserved Matters Application is presently being considered by the local authority under Ref: NE/21/00807/REM and was submitted within the prescribed 3-year period from the date of the Outline planning Approval.  
**INSTRUCTIONAL**
3. Condition understood. The development shall be begun prior to the 2-year expiration from the approval of the last of the reserved matters.  
**INSTRUCTIONAL**
4. See attached drawing 20-085-PC1 (showing layout as submitted for the Reserved Matters Application) which indicates the proposed FFL's of the dwellings in relations to existing & proposed levels around the site.  
**APPROVAL REQUIRED**
5. See attached drawing 20-085-PC1 (showing layout as submitted for the Reserved Matters Application) which indicates the proposed scheme for boundary treatments including hard and soft landscaping.  
**APPROVAL REQUIRED**

6. Condition understood. The access and parking facilities shall be constructed in accordance with the approved plans.

**INSTRUCTIONAL**

7. Condition understood. No construction work including deliveries shall take place on the site outside the hours noted on the approval.

**INSTRUCTIONAL**

8. Condition understood. The contractor will ensure there is a supply of water to the site throughout the construction phase to help disperse, dampen and minimise dust emanating from the site.

**INSTRUCTIONAL**

9. See attached drawing 20-085-PC2 which indicates the construction phase site plan showing that there will be an area of hardstanding provided (where former garage is being demolished) to provide adequate area for storage of materials and parking for contractors. This also includes an area for wheel and machinery washing via a hose. Generally, there should be no mud tracked onto the highway as the hardstanding provided should prevent this. Any mud that is deposited onto the highway will be cleaned up and removed immediately.

**APPROVAL REQUIRED**

10. Condition understood. There shall be no burning of any material on the site.

**INSTRUCTIONAL**

11. A preliminary discussion has been had with Mandy Dennis at Environmental Protection with respect to the potential for contamination onsite. Following discussion, it was noted that in order to deal with the potential for contamination on the site that areas that would be particularly sensitive to presence of contamination i.e. proposed garden and grassed areas, would be sufficiently remediated to remove this possible contamination. It was agreed that a scheme to allow the removal of a min of 600mm of the topsoil from site would be allowable along with its replacement with the equivalent thickness or more of clean imported soil from a valid source. See attached drawing 20-085-PC3 which indicates the areas in question which are required to have min 600mm soil removed and disposed of and replaced. See Appendix A to this document showing pictures of the 600mm soil removed from site. Please liaise with Mandy Dennis regarding this.

**APPROVAL REQUIRED**

12. Refer to the scheme above and drawing 20-085-PC3 for remediation measures. Please liaise with Mandy Dennis regarding this

**APPROVAL REQUIRED**

13. Refer to the scheme above under point 11 and drawing 20-085-PC3 for remediation measures. Please liaise with Mandy Dennis regarding this

**APPROVAL REQUIRED**

14. Refer to the scheme above under point 11 and drawing 20-085-PC3 for remediation measures. Where required, a closure report will be forwarded to Mandy Dennis & the LPA. Please liaise with Mandy Dennis regarding this

**APPROVAL REQUIRED**

15. Condition understood. If any contamination is found which is not previously considered is identified then works shall cease onsite and the LPA notified.

**INSTRUCTIONAL**

16. Condition understood. Refer to drawings submitted for the Reserved Matters Application under Ref: NE/21/00807/REM. These indicate the dwellings meet the minimum space standards.  
**INSTRUCTIONAL**

Should you have any problems with this information please do not hesitate to contact this office.

Yours sincerely,



**Sidey Design Architecture**



**APPENDIX A**



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